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July 6, 2011

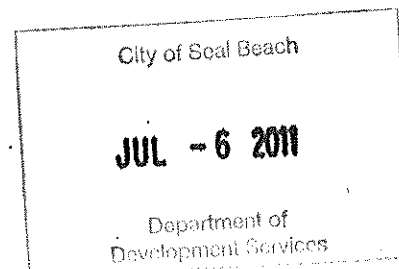
SENT VIA FACSIMILE & USPS

City of Seal Beach
211 8th Street
Seal Beach, CA 90740
(562) 430-8763

ATTN: Mr. Mark Persico, AICP

RBF Consulting
14725 Alton Parkway
Irvine CA 92618
(949) 472-3742

ATTN: Mr. Glenn Lajoie, AICP
Mr. Eddie Torres, INCE, REA

**RE: DWP Environmental Impact Report Checklist**

Dear Messrs. Persico, Lajoie and Torres:

Enclosed is a map of the asbestos and two 2,000 gallon tanks with oil sludge in the contaminated area of the DWP land. I have also enclosed the December 1, 1986, 3 page update of the contamination.

I would like the issue of the contamination to be addressed in the EIR report i.e.: has it been cleaned up, what is the cost of the cleanup, and how does the contamination affect any projects for the DWP site?

I am requesting all records which prove the actual cleanup process actually occurred, including certificates, etc., be included in the EIR.

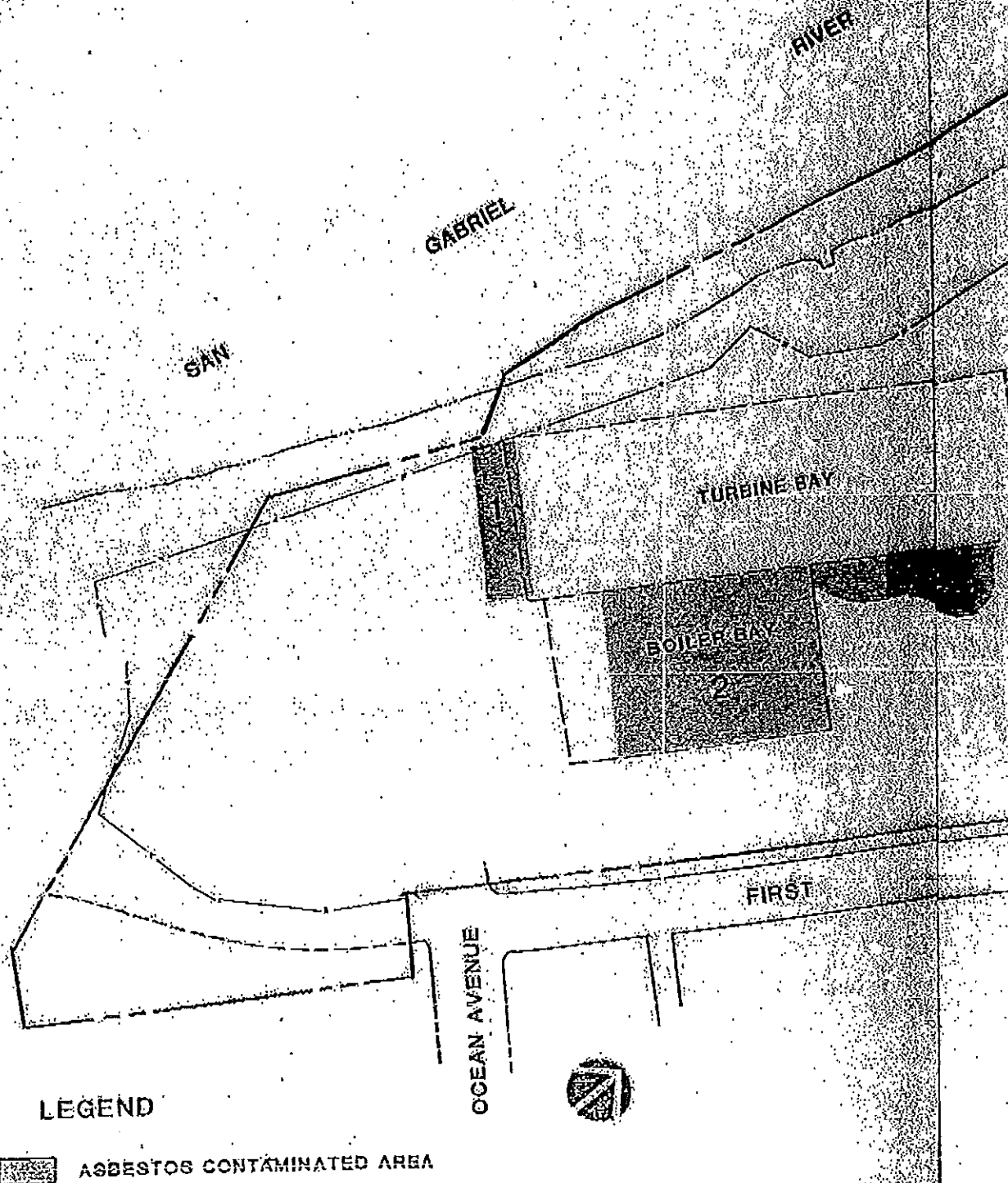
Thank you.

Sincerely,


JAMES C. CAVIOLA, JR.

JC/ps
Enclosure

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SEAL BEACH GENERATING STATION SITE
PROJECT UPDATE
December 1, 1986

Summary

Work began in May, 1986 to clear the site and to remove minor substructures. One month later, asbestos was discovered in the rubble and the soil that had been left on the site from the demolition that had occurred twenty years earlier. The Department stopped the work; notified appropriate regulatory and governmental agencies; identified the lead agency for the cleanup (Orange County Health Care Agency); and prepared and distributed informational brochures to the nearby residents describing the situation and our efforts and plans for cleanup.

A sampling plan was developed to identify the extent of asbestos contamination in the soil. In addition, air sampling was conducted to obtain information on the amount of asbestos that was present in the air.

To date, over 200 soil samples and 130 air samples have been taken and analyzed. All air samples have shown asbestos concentrations significantly below all regulatory standards. The soil samples have indicated that the contamination is confined to three areas - the boiler bay, the turbine bay and the concrete hatch plant area.

A Cleanup Plan which details the Department's plans for excavation and bulk disposal of the asbestos contaminated soil and rubble has been submitted to Orange County and the cleanup is currently in progress. Completion of asbestos cleanup is anticipated by June 30, 1987. Completion of demolition and site restoration work is estimated to be in September, 1987. Due to the high cost of disposing of hazardous materials and an extended schedule, the cost of this site work is estimated to be approximately \$1.5 million. The currently approved AFE is for \$798,400.

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Site History

May 1, 1986

Work began at site.

June 16, 1986

Asbestos discovered in boiler bay area.

June 20, 1986

Work at the site was stopped except for air sampling and the removal of visible asbestos on the ground surface.

July 16, 1986

Perimeter sampling for asbestos conducted.

July 17, 1986

Results of air sampling indicates airborne asbestos less than 1/100 of the current Cal-CSHA standard for employee protection.

July 23, 1986

Notification of regulatory and governmental agencies.

August 22, 1986

Distribution of information flyers to the surrounding neighborhood.

September 8, 1986

Submitted Sampling Plan to Orange County Health Care Agency (OCHCA) for identifying extent of asbestos contamination.

September 11, 1986

Started obtaining 159 soil samples from seven rubble areas where asbestos contamination was suspected.

October 2, 1986

A favorable article appeared in the Long Beach Journal. Seal Beach Mayor, Frank Clift was quoted as saying "They (DWP) got on it right away, and they're doing a good job."

October 22, 1986

Submitted written results of soil and air sampling, to OCHCA. Results indicated asbestos contamination limited to three areas (see attached plan).

November 24, 1986

Final Cleanup Plan submitted. Will utilize contract for bulk disposal of asbestos contaminated soil and rubble. Additional soil sampling will be utilized to confirm completeness of cleanup. Continuous perimeter air sampling will be undertaken during the cleanup and disposal operations.

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Future Schedule and Costs

Estimated date for the completion of asbestos cleanup is June 30, 1987.

Estimated date for the completion of crude oil tank cleanup is January 15, 1987.

Estimated date for demolition of the heavy substructures work to begin is July, 1987.

Estimated date for completion of total site work is September, 1987.

Total estimated cost for site clearing, demolition and asbestos cleanup is \$1,500,000.

As of September 30, 1986, \$75,000 has been expended for asbestos cleanup.

Estimated cost for removal of remaining asbestos is \$850,000.

Estimated cost for crude oil tank cleanup is \$60,000.

6. California Regional Water Quality Control Board - Santa Ana Region (CRWQCB-SAR). If we encounter ground water, we may have to contact CRWQCB-SAR.

B. Display of Caution Signs

Cal-OSHA requires caution signs to be displayed at all locations where airborne concentration of asbestos fibers may be in excess of the exposure limits. The caution signs must contain the following warnings:

Asbestos

Dust Hazard

Avoid Breathing Dust

Wear Assigned Protective Equipment

Do Not Remain In Area Unless

Your Work Requires It

Breathing Asbestos Dust May Be

Hazardous To Your Health.

C. Other Hazardous Materials/Wastes at Seal Beach

In addition to the asbestos at the site. There are four other materials present at the site that may be hazardous.

1. Fuel Oil Sludge - There is a 3-4 inch layer of fuel oil sludge on the bottom of two 2000 barrel fuel oil tanks.

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